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ESTATE AGENTS · VALUERS · LETTING AGENTS

A TRADITIONAL 3 BEDROOMED STONE BUILT TERRACE WITH A GENEROUS DINING KITCHEN AND A GARDEN ON THE SOUTH WEST SIDE CONVENIENTLY SITUATED CLOSE TO THE VILLAGE CENTRE



14 ASH STREET CROSS HILLS

Constructed in traditional Yorkshire stone with a blue slate roof and corbelled eaves, this terraced family home stands on the level close to the centre of the village within short walking distance of an excellent range of facilities & amenities including South Craven Secondary School which continues to impress in Ofsted reports.

The house provides well proportioned accommodation briefly including a large Dining Kitchen, a generous Sitting Room with a feature fireplace & solid fuel stove, 3 thoughtfully designed Bedrooms and a house Bathroom; also having further potential to convert the attic.

PRICE: £170,000

Tel: 01535 637333

www.wilman-wilman.co.uk

8 MAIN STREET · CROSS HILLS · KEIGHLEY · WEST YORKSHIRE · BD20 8TB



Having a rear garden enjoying a **favourable south westerly aspect** and offered at a **sensible price for a 3 bed roomed house in the local area**, the accommodation in detail comprises:

TO THE GROUND FLOOR

uPVC door to:

VESTIBULE: with matted flooring and multi-paned inner door to:

SITTING ROOM: 14'0" x 13'11" with laminate flooring, picture rail, 2 wall light points and feature stone fireplace with solid fuel stove on flagged hearth.



DINING KITCHEN: 12'10" x 10'5" with range of wall & base units, stainless steel sink & drainer, range oven with 5 ring electric hob, washer plumbing, Vinyl flooring, Worcester combination boiler and staircase to the first floor with useful store/pantry under.



TO THE FIRST FLOOR

LANDING: with access to attic space.

BEDROOM 1: 12'8" x 7'10" with fitted shelves to alcove.

NOTE: These particulars are thought to be materially correct, though their accuracy is not guaranteed and they do not form part of any contract.



BEDROOM 2: 13'11" x 7'7" with fitted wardrobes and high level cupboards.

BEDROOM 3: 11'0" x 6'1" with fitted wardrobe.



BATHROOM: 9'2" x 5'8" (max) with 3 piece suite comprising panelled enamelled bath with shower over & glass screen, low suite w.c, wash hand basin, Vinyl flooring and window with frosted glass.

TO THE OUTSIDE

The rear garden is flagged for ease of maintenance, also including a timber shed; the whole being enclosed by secure high level walls panelled fencing & a timber gate, enjoying a south westerly aspect and having the option to provide private parking.

Street parking is available to the front.

SERVICES: Mains gas, water, drainage and electricity are connected to the property. The heating/electrical appliances and any fixtures and fittings included in the sale have not been tested by the Agents and we are therefore unable to offer any guarantees in respect of them.

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COUNCIL TAX BAND: Verbal enquiry reveals that this property has been placed in Council Tax Band B.

POST CODE: BD20 8TR

TENURE: The property is freehold and vacant possession will be given on completion of the sale.

VIEWING: Please contact the Selling Agents, **Messrs. Wilman and Wilman** on telephone 01535-637333 who will be pleased to make the necessary arrangements and supply any further information.

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VISIT OUR WEBSITE: www.wilman-wilman.co.uk



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